

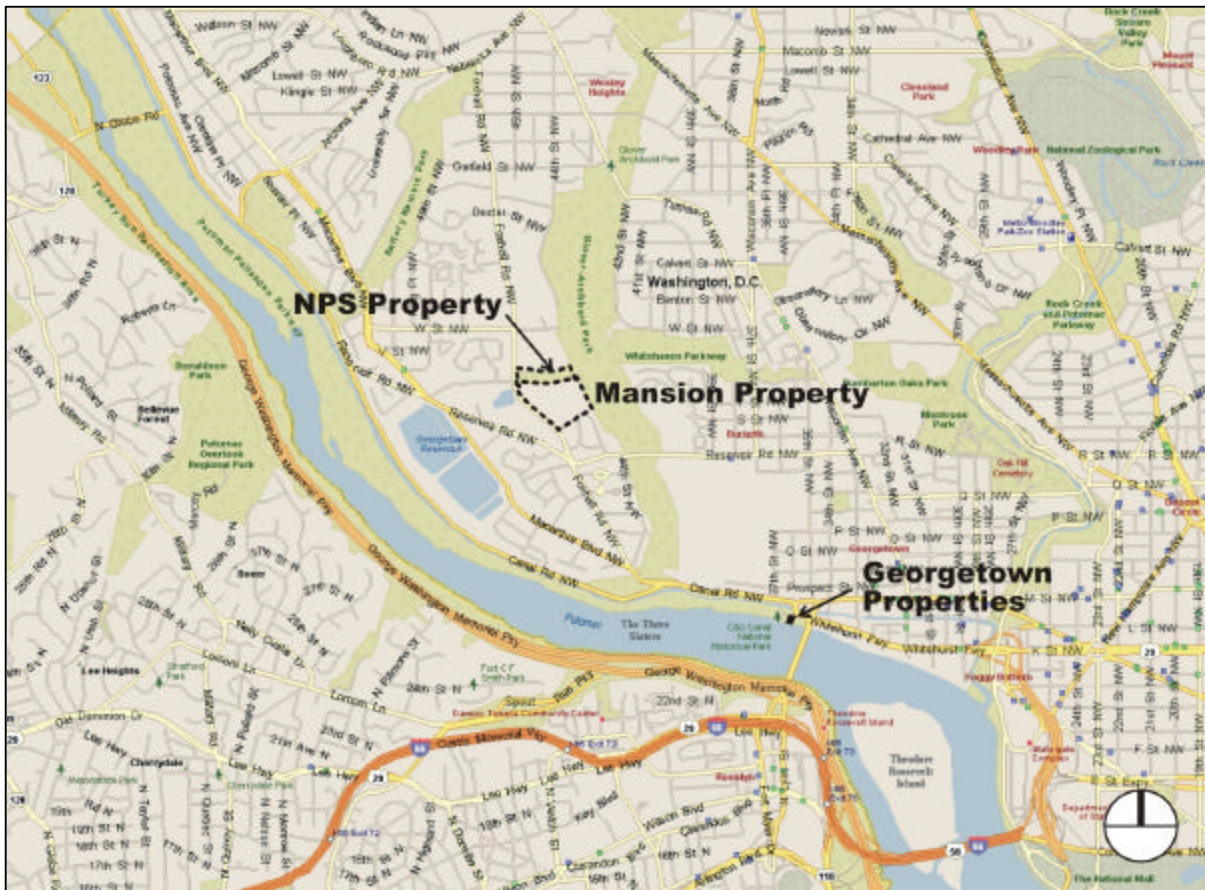
1.0 INTRODUCTION

The National Park Service (NPS) and the Casey Mansion Foundation (the Foundation) propose a land exchange to assist in providing a suitable and secure setting for a new residence for the Mayor of Washington, D.C. and to acquire additional parkland along the Georgetown Waterfront. The details of the proposal are contained in a preliminary Agreement to Exchange Real Property that NPS and the Foundation entered into on June 13, 2002, as modified November 29, 2002. If successfully completed, the proposal would result in the exchange of interests in land between the parties.

The principal result of the exchange would be the conveyance of a portion of an NPS land holding in the Palisades area on Foxhall Road from NPS to the Foundation for consolidation with several adjacent Foundation-held lots. The acquired land would be used by the Foundation for limited improvements associated with a proposed mayoral mansion and grounds for Washington, D.C. The proposed exchange agreement would also result in the conveyance of Foundation-controlled waterfront properties in Georgetown to the NPS for use as parkland. The locations of the subject properties are identified in the Project Location map, Figure 1-1. The geographic context of the subject properties is illustrated in Figure 1-2.

The proposed land exchange is a federal action that is subject to the National Environmental Policy Act of 1969 (NEPA). This Environmental Assessment (EA) has been prepared to address the potential impacts associated with implementation of the proposed exchange agreement.

Figure 1-1
Project Location Map

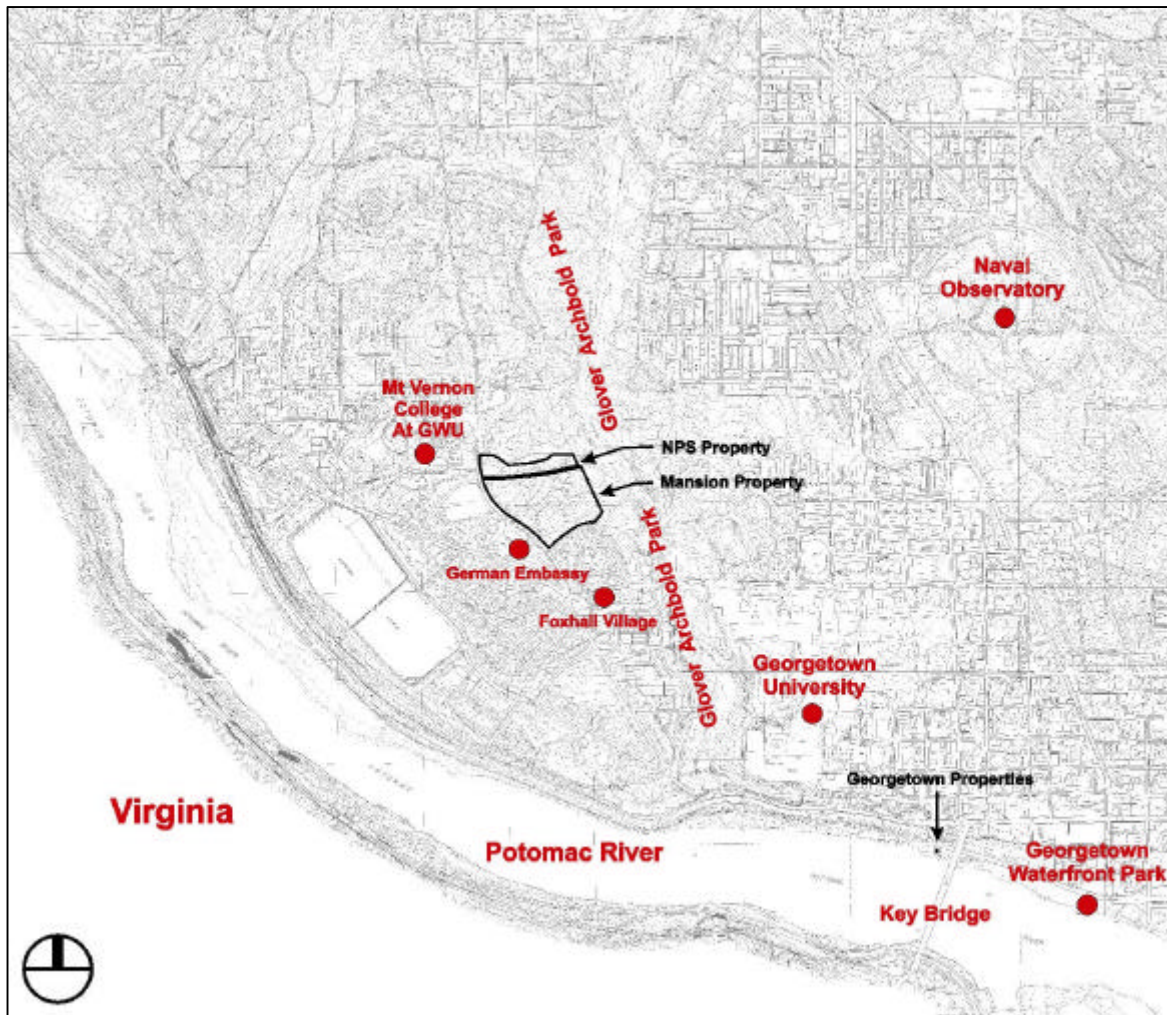


NPS Property



Georgetown Properties

Figure 1-2
Geographic Context Map



German Embassy



Potomac River Waterfront Adjacent
to Georgetown Properties

1.1 Background and History of the Properties

The principal result of the proposed exchange would be the conveyance of a portion of lot 804 (hereafter referred to as the NPS Property) from NPS to the Foundation for consolidation with the Foundation-held lots 3, 4, 801, 802 and 803 of Square 1346 (hereafter referred to as the Mansion Property) as illustrated in Figure 1-3a. The acquired land would be used by the Foundation for limited improvements associated with a proposed mayoral mansion and grounds for Washington, D.C. The proposed exchange would also result in the conveyance of privately owned land to the NPS for use as parkland to potentially accommodate the development of a boathouse in accordance with the 1987 Georgetown Waterfront Plan. The potential Foundation properties to be exchanged (hereafter referred to as the Georgetown Properties) include, but are not limited to, the land and improvements at 3524 and 3526 K Streets, N.W. Washington D.C., known as lots 808 and 810 in Square 1179, respectively (as illustrated in Figure 1-3b). The terms and conditions of the proposed exchange are presented in a *Preliminary Exchange Agreement to Exchange Real Property* (Preliminary Agreement) that has been mutually executed by NPS and the Foundation. The Preliminary Agreement is included herein as Appendix 5.3. Amendment Number 1 to the Preliminary Agreement is included as Appendix 5.4.

NPS Property

The NPS Property proposed for exchange with the Foundation is identified as Lot 804 of Square 1346, Washington D.C. (see Figure 1-3a). Lot 804 consists of about 4 acres of partially forested land immediately to the east of the intersection of Whitehaven Parkway and Foxhall Road. Historically, the lot was the property of the (Parke Howell) Brady family estate. The United States purchased lot 804 from Elinor R. Brady in 1948 as a land reservation for Whitehaven Parkway, to serve as a connector road between Arizona Avenue and the Rock Creek and Potomac Parkway.

Mansion Property

The balance of the Brady estate after the NPS purchase of Lot 804 is the current Mansion Property, consisting of lots 3, 4, 801, 802, and 803 of Square 1346 (see Figure 1-3a). The approximately 17-acre property was acquired from Hamjass Foxhall Holdings by the Casey Mansion Foundation in 2001 for development of a mayoral mansion and grounds for Washington D.C. The Foundation has prepared the property for development by demolishing the Brady mansion, clearing the property of debris and overgrown landscaping, and planting trees.

Georgetown Properties

The Georgetown Properties at 3524 and 3526 K Street, N.W. Washington D.C. include improvements consisting of adjoining 3-level brick townhouses on lots 808 and 810 of Square 1179, respectively (see Figure 1-3b). The properties are adjacent to another townhouse that adjoins the eastern side of the Potomac Boat Club. The Foundation has contracted to purchase one or both of Georgetown Properties, including improvements, for exchange with the NPS pending the outcome of a certified property appraisal.

Figure 1-3a and Figure 1-3b
Subject Properties Lot Lines

